

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



February 18, 2011

Yolanta Schwartz, Planning Director
City of Rolling Hills
No. 2 Portuguese Bend Road
Rolling Hills, CA 90274

Dear Yolanta Schwartz:

This letter is to acknowledge receipt on January 14, 2011 of the City of Rolling Hills submittal pertaining to Ordinance No. 322-U with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in black ink, appearing to read 'Enrique M. Rodriguez'.

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CALIF. 90274
(310) 377-1521
FAX: (310) 377-7288

January 12, 2011

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833
Attn: Code amendments

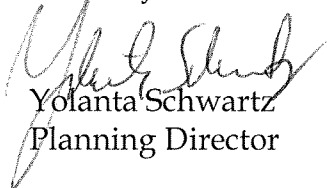
Dear Sir/Madam,

Subject: City of Rolling Hills Building Code amendment:

The City Council of the City of Rolling Hills at their meeting of January 10, 2011, adopted Ordinance No. 322-Urgency adopting by reference the California Building, Electrical, Mechanical, Plumbing, Residential and Fire Codes, as amended by the Los Angeles County Board of Supervisors and also adopted the California Green Building Standards Code. Ordinance 322-U is enclosed.

If you have any questions or require additional information, please contact this office.

Sincerely


Yolanta Schwartz
Planning Director

c: Anton Dahlerbruch, City Manager

2011 JAN 14 P 1:21
CALIFORNIA BUILDING
STANDARDS COMMISSION



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ORDINANCE NO. 322-U.

AN ORDINANCE OF THE CITY OF ROLLING HILLS ADOPTING BY REFERENCE TITLE 26 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA BUILDING CODE, 2010 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA ELECTRICAL CODE, 2010 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA PLUMBING CODE, 2010 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA MECHANICAL CODE, 2010 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA RESIDENTIAL CODE, 2010 EDITION, TITLE 32 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA FIRE CODE, 2010 EDITION AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2010 EDITION AND AMENDING TITLE 15, BUILDING AND CONSTRUCTION OF THE ROLLING HILLS MUNICIPAL CODE; AND DECLARING THE URGENCY THEREOF.

THE CITY COUNCIL OF THE CITY OF ROLLING HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Section 15.04.010 of Title 15 (Buildings and Construction) of the City of Rolling Hills Municipal Code is amended to read as follows:

15.04.010 Adoption of Building Code.

Except as hereinafter provided, Title 26, Building Code, of the Los Angeles County Code, as amended and in effect on January 01, 2011, adopting the California Building Code, 2010 Edition (Part 2 of Title 24 of the California Code of Regulations, including Subsections 119.1.2 through 119.1.14 of Chapter 1 of Title 26; Chapters 2 through 35, including Chapter 7A; Appendices C, I and J; is hereby adopted by reference, and shall be known and may be cited as the Building Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Building Code, 2010 Edition, Title 26 of the Los Angeles County Code, or any amendment to the Building Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 26 of the Los Angeles County Code and the California Building Code, 2010 Edition, have been deposited in the office of the City Clerk of the City of Rolling Hills and shall be at all times maintained by the City Clerk for use and examination by the public.

Section 2. Section 15.04.040 Definitions of Title 15 (Buildings and Construction) of the City of Rolling Hills Municipal Code is amended by adding the following:

“Residential Code” means Chapter 15.18 of this code.

“Green Building Standards Code” means Chapter 15.22 of this code.

Section 3. Section 15.08.010 of Title 15 (Buildings and Construction) of the City of Rolling Hills Municipal Code is amended to read as follows:

15.08.010 Adoption of Plumbing Code.

Except as hereinafter provided, Title 28, Plumbing Code of the Los Angeles County Code, as amended and in effect on January 01, 2011, adopting the California Plumbing Code, 2010 Edition (Part 5 of Title 24 of the California Code of Regulations), including Subsections 119.1.2 through 119.1.14, of Chapter 1; Chapters 2 through 16A; and Appendices A, B, D, G, I and K, is hereby adopted by reference and shall constitute and may be cited as the Plumbing Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Plumbing Code, 2010 Edition, Title 28 of the Los Angeles County Code, or any amendment to the Plumbing Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

Angeles County Code. Chapters 2 through 10, Chapter 44, and Appendix H, is hereby adopted by reference and shall constitute and may be cited as the Residential Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Residential Code, 2010 Edition, Title 26 and 30 of the Los Angeles County Code, or any amendment to the Residential Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 30 of the Los Angeles County Code and the California Residential Code, 2010 Edition, have been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.18.020 Short title.

This chapter shall be known as the "Residential Code of the City of Rolling Hills" and will be referred to herein as "this code."

15.18.030. Definitions.

Notwithstanding the provisions of Section 15.18.010, names or terms that are used in this code shall be deemed and construed to have the meaning ascribed to it in Section 15.04.040 of Title 15 of the Rolling Hills Municipal Code.

15.18.040 Amendment-Fees.

Notwithstanding the provisions of Section 15.18.010, the fees set forth for this code shall be the same as the fees prescribed for the Building Code in Section 15.04.050 of Title 15 of the Rolling Hills Municipal Code.

15.18.060 Amendment-Roof covering

Notwithstanding the provisions of Section 15.18.010, Section R327.5.2 of the Los Angeles County Residential Code is amended by adding the following:

Not more than two hundred square feet of the roof covering of any building or structure shall be replaced or repaired in any 12 month period, measured from the issuance of a final inspection, unless the roof covering is made to conform to the requirements of this Code for new building and structures.

15.18.100 Violations and penalty.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City of Rolling Hills, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation such person shall be punishable by a fine of, not more than one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment.

Section 7. Section 15.20.010 of Title 15 (Buildings and Construction) of the City of Rolling Hills Municipal Code is amended to read as follows:

15.20.010 Adoption of Fire Code.

Except as hereinafter provided in this Chapter, Title 32, Fire Code, of the Los Angeles County Code, as amended and in effect on January 01, 2011, which constitutes an amended version of the California Fire Code, 2010 Edition (Part 9 of Title 24 of the California Code of Regulations), Chapters 1 through 49, and Appendix B, and C of the 2010 Edition of the California Fire Code, and adopting and incorporating herein by reference into this Title 32 of the Los Angeles County Code, the 2009 Edition of the International Fire Code, Chapters 1 through 7, Chapters 9 through 32, Chapters 34 through 45, Chapter 47 and Appendix J, is hereby adopted by reference and shall constitute and may be cited as the Fire Code of the City of Rolling Hills.

In the event of any conflict between provisions of the California Fire Code, 2010 Edition, International Fire Code 2009 Edition, Title 32 of the Los Angeles County Code, or any amendment to

the Fire Code contained in the Rolling Hills Municipal Code, the provision contained in the later listed document shall control.

A copy of Title 32 of the Los Angeles County Code, along with a copy of the California Fire Code, 2010 Edition, and the International Fire Code 2009 Edition has been deposited in the office of the City Clerk and shall be at all times maintained by the Clerk for use and examination by the public.

15.20.035 Amendment- Draft system identification sign

Notwithstanding the provisions of Section 15.20.010, Section 507.5.10 of the Los Angeles County Fire Code is amended to read:

New or existing swimming pools and spas constructed or located in a fire hazard severity zone with capacity of 5,000 or more gallons equipped with draft hydrants shall be identified by the installation of a blue raised reflective pavement marker or identified by other approved means.

Section 8. A new Chapter 15.22 (Green Building Standards Code) is added to Title 15 (Building and Construction) of the City of Rolling Hills Municipal Code to read as follows:

CHAPTER 15.22

GREEN BUILDING STANDARDS CODE

Sections:

15.22.010	Adoption of Green Building Standards Code
15.22.020	Short Title
15.22.030	Definitions
15.22.040	Amendment – Fees
15.22.060	Violations and penalty

15.22.010 Adoption of Green Building Standards Code.

Except as hereinafter provided, the California Green Building Code, 2010 Edition (Part 11 of Title 24 of the California Code of Regulations), which incorporates and amends the International Building Code, 2010 Edition, published by the International Code Council, is hereby adopted by reference and incorporated herein as though fully set forth herein and shall constitute the Green Building Standards Code of the City. A copy of such Code has been deposited in the office of the City Clerk and shall be, at all times, maintained by the City Clerk for use and examination by the public.

Separate Construction or Demolition ordinance contained in Chapter 8.08 of Title 8 and Water Efficient Landscape ordinance contained in Chapter 13.18 of Title 13 of the Rolling Hills Municipal Code are considered still effective with the adoption of the California Green Building Standards Code.

In the event of any conflict between provisions of the California Green Building Standards Code, 2010 Edition, Title 26, 27, 28, 29, 30 or 32 of the Los Angeles County Codes, Title 15 of the City of Rolling Hills Municipal Code or any amendment to the Green Building Code contained in this Chapter, the most restrictive requirements shall prevail.

15.22.020. Short title

This Chapter shall be known as the “Green Building Standards Code of the City of Rolling Hills” and will be referred to herein as “this code.”

15.22.030 Definitions

Notwithstanding the provisions of Section 15.22.010, names or terms that are used in this code shall be deemed and construed to have the meaning ascribed to it in the California Green Building Standards Code.

15.22.040 Amendment -Fees

Notwithstanding the provisions of Section 15.22.010, the fees set forth for this code shall be the same as the fees prescribed by a resolution of the City Council for the Building, Electrical, Plumbing, Mechanical, Residential and Fire Codes of Title 15 of the Rolling Hills Municipal Code.

15.22.060 Violations and penalty.

A. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure or perform any grading in the City of Rolling Hills, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

B. Penalty. Any person, firm or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation such person shall be punishable by a fine of, not more than one thousand dollars or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment.

Section 9. All inconsistencies between the Building Code, Electrical Code, Mechanical Code, Plumbing Code, Residential Code, Green Building Standards Code and Fire Code as adopted by this ordinance and Parts 2, 2.5, 3, 4, 5, 9 and 11 of the California Code of Regulations are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Code Sections 17958 and 17958.7.

Section 10. The City Council hereby finds that the changes and modifications to the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Residential Code and Fire Code that have been enacted by this ordinance are reasonably necessary because of the City's local climate, characterized by hot, dry summers, often resulting in drought conditions, followed by strong Santa Ana winds, often resulting in hazardous fire conditions, and heavy winter rains, often resulting in expansive soil conditions; the City's geological characteristics in that the area is characterized by geological instability; location in Southern California; and the relatively hilly topography of the City.

The City Council hereby finds that the modifications to the State Building Code in Title 26 of the Los Angeles County Code are reasonably necessary because of the local climatic, geological, and topographical conditions indicated above.

The City Council hereby further finds that the modifications to the State Building, Electrical, Mechanical, Plumbing, Residential and Fire Codes in Titles 26, 27, 28, 29, 30 and 32 of the Los Angeles County Code and Sections 15.04.010, 15.04.040, 15.08.010, 15.12.010, 15.16.010, 15.20.010, 15.20.035 of the Rolling Hills Municipal Code and the addition of new Chapters, Chapter 15.18 and Chapter 15.22 are administrative in nature and are necessary to allow the uniform application of the codes by procedures suited to the size and nature of the City's staff and administrative agencies by means suited to the City's experience with local climatic, geological, and topographical conditions and to provide sufficient staff support for the time-consuming inspections and analysis required by the City's fire and geological hazards.

Accordingly, the City Council finds the modifications in this Ordinance to the State Fire Code, Building Code, Electrical Code, Mechanical Code, Plumbing Code and Residential Code and the adoption of the California Green Building Standards Code to be necessary for the protection of the public health, safety, and welfare.

Section 11. To the extent the provisions of this ordinance are substantially the same as previous provisions of the Rolling Hills Municipal Code, these provisions shall be construed as continuations of those provisions and not as new enactments.


Section 12. The provisions of the Building, Electrical, Plumbing, Mechanical and Fire Codes in effect prior to the effective date of this Ordinance shall continue to govern construction for projects for which plans were submitted for plan check prior to the effective date of this Ordinance, and for which the initial permit is issued not later than sixty (60) days after said effective date. The provisions of the Green Building Standards Code shall govern construction of projects for which plans were submitted for plan check prior to the effective date of this Ordinance, and for which the initial permit is issued not later than sixty (60) days after said effective date.

Section 13. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance or any part hereof is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council of the City of Rolling Hills hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

Section 14. State law requires that localities adopt the California Building Standards Code and modifications thereto, by January 01, 2011. It is essential that the City have in effect on that date codes that comport with state law and contain those modifications necessitated by unique topographic, geologic and climatic conditions. In the absence of immediate effectiveness, the provisions of the Building, Electrical, Mechanical, Plumbing, Residential, Green Building and Fire Codes unique to the City's special circumstances will not be in place and this will have a detrimental effect on the public, health, safety and welfare. The modifications to the Codes contain vital provisions regarding administrative procedures, sprinkler, water flow and fire hydrant requirements, and other similar matters necessitated by the City's exposure to Santa Ana winds and its limited rainfall in summer and fall months. For these reasons, the public health, safety and welfare require that this ordinance take effect immediately. This Ordinance is an urgency ordinance adopted pursuant to Government Code Section 36967 and shall take effect immediately.

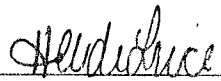
Section 15. This ordinance shall be effective upon adoption and shall become operative as of January 01, 2011.

PASSED, APPROVED AND ADOPTED this 10th day of January 2011.



GODFREY PARNELL, D.D. S.
MAYOR

ATTEST:



HEIDI LUCE
DEPUTY CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §§
CITY OF ROLLING HILLS)

I certify that the foregoing Ordinance No. 322-U entitled:

AN ORDINANCE OF THE CITY OF ROLLING HILLS ADOPTING BY REFERENCE TITLE 26 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA BUILDING CODE, 2010 EDITION; TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA ELECTRICAL CODE, 2010 EDITION; TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA PLUMBING CODE, 2010 EDITION; TITLE 29 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA MECHANICAL CODE, 2010 EDITION; TITLE 30 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA RESIDENTIAL CODE, 2010 EDITION, TITLE 32 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE CALIFORNIA FIRE CODE, 2010 EDITION AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2010 EDITION AND AMENDING TITLE 15, BUILDING AND CONSTRUCTION OF THE ROLLING HILLS MUNICIPAL CODE, AND DECLARING THE URGENCY THEREOF.

was approved and adopted at a regular meeting of the City Council on January 10, 2011 by the following roll call vote:

AYES: Councilmembers Black, Heinsheimer, Hill, Mayor Pro Tem Lay and Mayor Pernell.

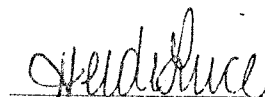
NOES: None.

ABSENT: None.

ABSTAIN: None.

and in compliance with the laws of California was posted at the following:

Administrative Offices.



HEIDI LUCE
DEPUTY CITY CLERK